

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2013-0405A
PC DATE: February 11, 2014
PROJECT NAME: Weather Up
ADDRESS: 1808 E. Cesar Chavez St.
NEIGHBORHOOD PLAN: East Cesar Chavez
APPLICANT: Kareem Hajjar - (512) 637-4956
AREA: 18,176 s.f. gross site area
WATERSHED: Lady Bird Lake (Urban)

PROPOSED DEVELOPMENT:

The applicant is requesting

- 1.) a conditional use permit (Late Hours Permit) for a 956 square foot restaurant and bar to operate from 12AM to 2AM, Monday through Sunday.
- 2.) a variance to LDC 25-5-146(B) to allow parking within 200 feet of property zoned or used as SF-6 or more restrictive.

No construction is requested through this Conditional Use Permit.

EXISTING ZONING: Weather Up is an existing restaurant and bar located on the first floor of a 2-story building. The second floor is used as a residential apartment. The site was zoned CS-MU-CO-NP by Ordinance No. 20001214-20 on December 14, 2000.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit with the condition that the applicant installs additional landscape buffering as attached on sheet 3 of the exhibits. The site plan complies with all requirements of the Land Development Code except for the parking lot within 200-ft of single-family, which is addressed through the variance request.

CASE MANAGER: Brad Jackson Telephone: 512-974-3410
brad.jackson@austintexas.gov

PLANNING COMMISSION ACTION:

The Planning Commission postponed consideration of this item on January 14, 2014 for 2 weeks to the Planning Commission meeting on January 28, 2014. The postponement was requested by the neighborhood to allow more time to work with the applicant on the Conditional Use Permit request. The Commission postponed the item again on January 28th due to time constraints to the February 11, 2014 meeting.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The existing restaurant and bar was originally granted a Conditional Use Permit on March 26, 2003 by the Planning Commission, as required for a Restaurant (General) use by the conditional overlay in *Ordinance No. 20001214-20*. The distance from the restaurant/bar to the nearest single-family residence is approximately 105 feet. The distance from the parking lot to the nearest single-family residence is approximately 15 feet.

Environmental: This site is located in the Lady Bird Lake watershed and subject to Urban Watershed regulations. All Environmental comments are cleared.

Transportation: Access to the restaurant and bar is from Chicon Street, and all parking spaces are located on site. The required parking for all uses within this development is 4 spaces, and 8 spaces are provided. All Transportation comments are cleared.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

North:	CS-MU-CO-NP (Single-Family)
East:	CS-MU-CO-NP and SF-3-NP(Automotive Repair and Single-Family)
South:	CS-MU-CO-NP and CS-H-MU-CO-NP (Commercial)
West:	CS-MU-CO-NP (Vacant)

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Austin Parks Foundation
Barrio Unidos
Beyond2ndNature
Bike Austin
Capital Metro
Cristo Rey Neighborhood Association
Del Valle Community Coalition
East Cesar Chavez Neighborhood Association
East Cesar Chavez Neighborhood Planning Team
East River City Citizens
El Concillo, Coalition of Mexican American Neighborhood Association
Greater East Austin NA
Guadalupe Neighborhood Development Corp.
Homeless Neighborhood Association
PODER People Organized in Defense of Earth and Her Resources
Preservation Austin
SEL Texas
Sentral Plus East Austin Koalition
Sierra Club Austin Regional Group

Super Duper Neighborhood Objectors and Appealers Organization
Tejano Town
The Real Estate Council of Austin, Inc.
United East Austin Coalition
Waterfront Planning Advisory Board

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional site plan must:

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The existing restaurant and bar use is a permitted use in the CS-MU-CO-NP zoning district.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: The site plan complies with all requirements of the Land Development Code. In addition, the applicant has agreed to plant additional landscaping between the parking lot and the street to further buffer the view of vehicles from the street and adjacent single-family property.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan complies with off-street parking requirements. All of the required parking spaces are located onsite.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code, and reasonably protects the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:

6. More adversely affect an adjoining site than would a permitted use;

If operated within reasonable guidelines, the restaurant and bar should have no more impact on adjoining properties than other permitted uses in the CS-MU-CO-NP zoning.

7. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

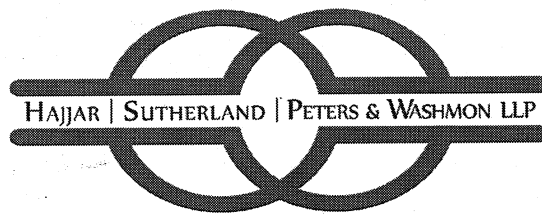
D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

In addition. Section 25-5-146 (CONDITIONS OF APPROVAL) states:

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- 1) a special yard, open space, buffer, fence, wall, or screen;
- 2) landscaping or erosion;
- 3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- 4) signs;
- 5) characteristics of operation, including hours;
- 6) a development schedule; or
- 7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



DATE: January 7, 2013

TO: City of Austin Planning and Development Review Department

RE: Re: SPC-2013-0405A; Weather Up-1808 E. Cesar Chavez/102 Chicon;
Late Hours Permit- No

Please find below Weather Up's response to the City Staff's comments to the Master Comment Report dated December 31, 2013 in connection with the above-referenced matter:

SITE PLAN REVIEW- Brad Jackson

Response to each comment provided below:

SP 1: Weather Up will be installing additional landscaping along the existing fence on the eastern boundary adjacent to Chicon, as well as landscaping along the fence on the southern boundary adjacent to Cesar Chavez. The approximate location of the new landscaping is depicted on Sheet 3 of the plans submitted. The landscaping will provide additional screening and an additional buffer between the parking area and adjacent SF residences within 200 ft. of the parking area. Weather Up is currently working with East Austin Plants to determine which plants/trees would provide immediate screening/buffer, grow quickly and be viable in the proposed locations. Planting time and weather conditions are also a factor. Current varieties of trees and shrubs being considered are Wax Myrtle Tree, Oleander Shrub, Leyland Cypress Tree, and the Will Flemming Yaupon. The Oleander that exists along the fence along Chicon Street will remain. We expect to have more information by the hearing. NOTE: We currently have several mature trees on the site already within 50' of the parking area, so Weather Up is currently in compliance with this landscape requirement.

SP 2: No Comment necessary

NOTES:

1. Certificate of Occupancy for remodeling and addition to existing building into a duplex issued by City of Austin November 1999.
2. Site plan exemption approved July 19, 2000 by City of Austin for residential/prepackaged carry-out food sales. Approval for building and parking 4 parking spaces approved.
3. City of Austin passed Ordinance No. 001214-20 (dated December 25, 2000) rezoning property to CS-MU-CO-NP allowing development as mixed use building special use as defined in Section 25-2-1504 of the Land Development Code of the City of Austin.

CS-MU-CO-NP(3)
DUPLEX

CS-MU-CO-NP(3)
VACANT

4. Easement Agreement with adjacent tract dated AUGUST 23, 2002 allowing for access across adjacent tract to subject tract. Refer to document provided in submittal package. FILED SEPT. 10, 2002 TRAVIS COUNTY Doc. No. 2002140765

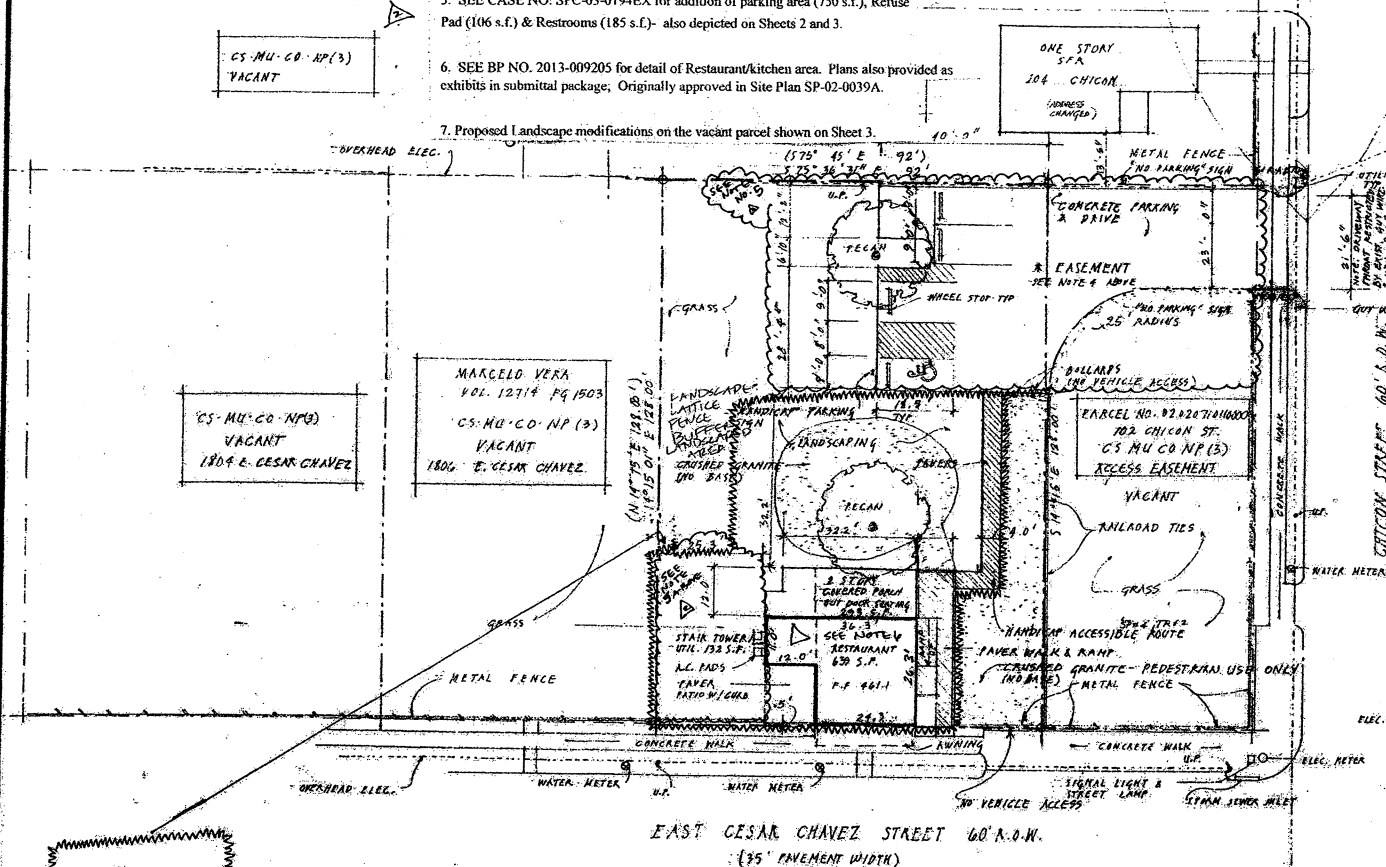
CS-MU-CO-NP(3)
SINGLE FAMILY RES.
106 CHICAN
(ADDRESS CHANGED)

5. SEE CASE NO. SPC-03-0194EX for addition of parking area (750 s.f.), Refuse Pad (106 s.f.) & Restrooms (185 s.f.) - also depicted on Sheets 2 and 3.

CS-MU-CO-NP(3)
VACANT

6. SEE BP NO. 2013-009205 for detail of Restaurant/kitchen area. Plans also provided as exhibits in submittal package; Originally approved in Site Plan SP-02-0039A.

7. Proposed Landscape modifications on the vacant parcel shown on Sheet 3.



LATE HOURS PERMIT AREA

NOTE: NO ADDITIONAL OCCUPANCY OR SEATING IS PROPOSED.

CS1 MU CO NP(3)
OFFICE
1808 E. CESAR CHAVEZ

CS1 MU CO NP(3)
ONE STORY HOUSE
1814 E. CESAR CHAVEZ

CS1 MU CO NP(3)
2 STORY HOUSE
1815 E. CESAR CHAVEZ

CS1 MU CO NP(3)
DRIVE-IN GROCERY & GASOLINE
"EAST 1ST GROCERY"
1815 E. CESAR CHAVEZ

SITE PLAN

1" = 20' 0"

WEATHER UP
1808 EAST CESAR CHAVEZ ST.

LATE HOURS PERMIT
CONDITIONAL USE PERMIT
NO NEW CONSTRUCTION

WATER & WASTEWATER NOTE

THE BUILDING IS CURRENTLY BEING SERVED BY CITY WATER & WASTEWATER UTILITIES. NO NEW CONSTRUCTION IS PLANNED OR ANTICIPATED. HOWEVER, IF WATER OR WASTE WATER ADJUSTMENTS OR RELOCATIONS ARE REQUIRED, THE LANDOWNER WILL BE RESPONSIBLE FOR ALL COSTS. IF ADJUSTMENTS ARE REQUIRED, A UTILITY PLAN MUST BE REVIEWED & APPROVED BY CITY OF AUSTIN WATER & WASTEWATER UTILITY.

PARKING REQUIREMENTS

Restaurant (General)- Use Building, the parking for the restaurant is 12 s.f. of exterior porch seating area.

Apartment Use (1.0 Bedroom) Code, the residential parking Chapter 25-6, Appendix

TOTAL PARKING REQUIRED PER 25-2-1504(0)(1):

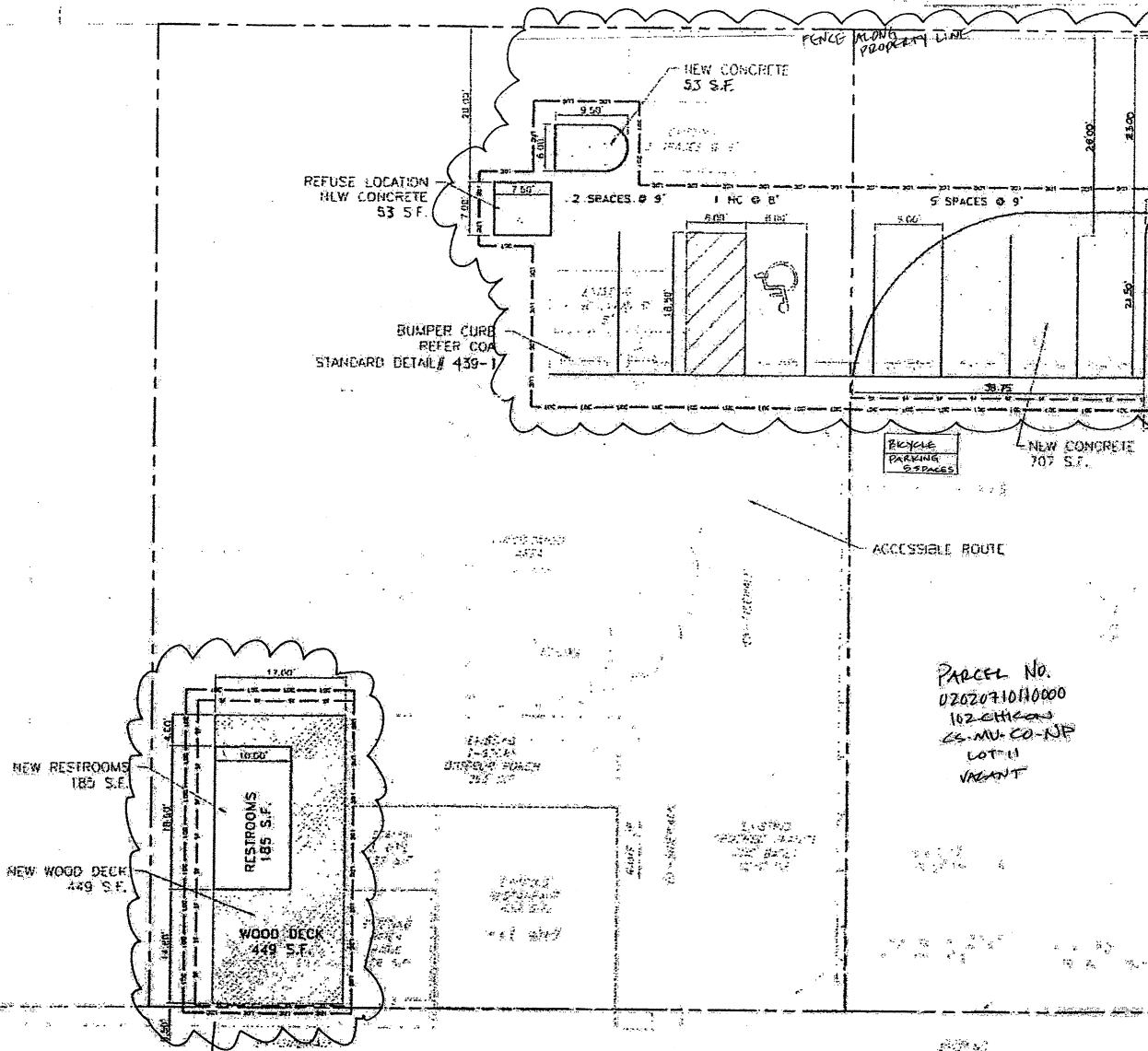
TOTAL PARKING REQUIRED ONE BEDROOM APARTMENT PER 25-2-1504(0)(2):

TOTAL PARKING PROVIDED (7 standard spaces & 1)

In the core area of the city 2222, Mesa Drive, Jollyville 80 percent of that present the 20% reduction since

2

WEATHER UP
PARKING ADDITION
REFUSE ADDITION
RESTROOM ADDITION

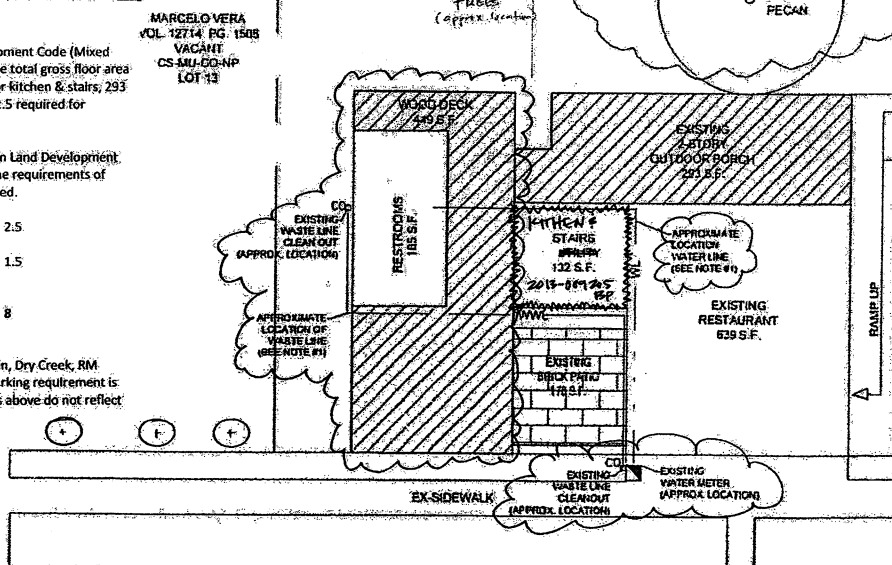


SEE ALSO SHEET NO. 3

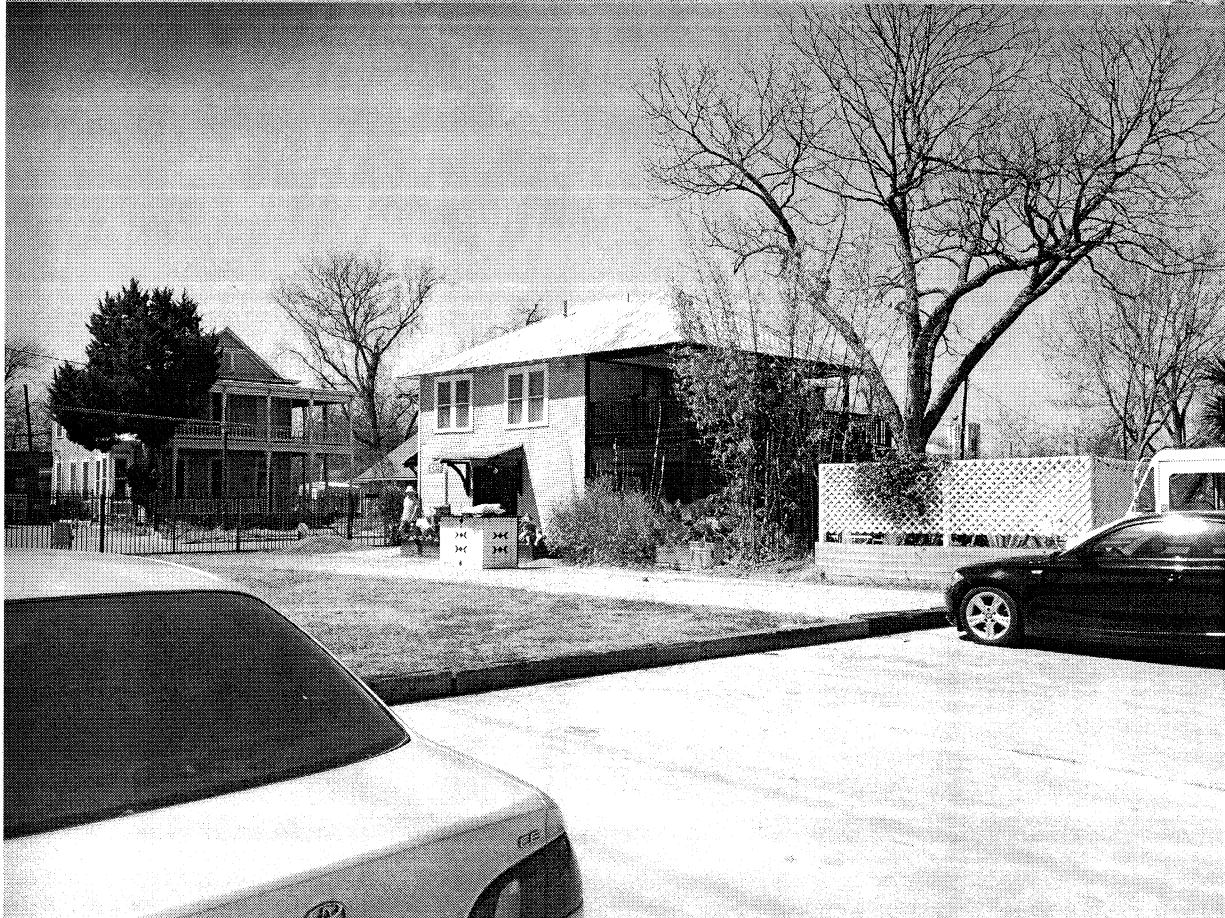
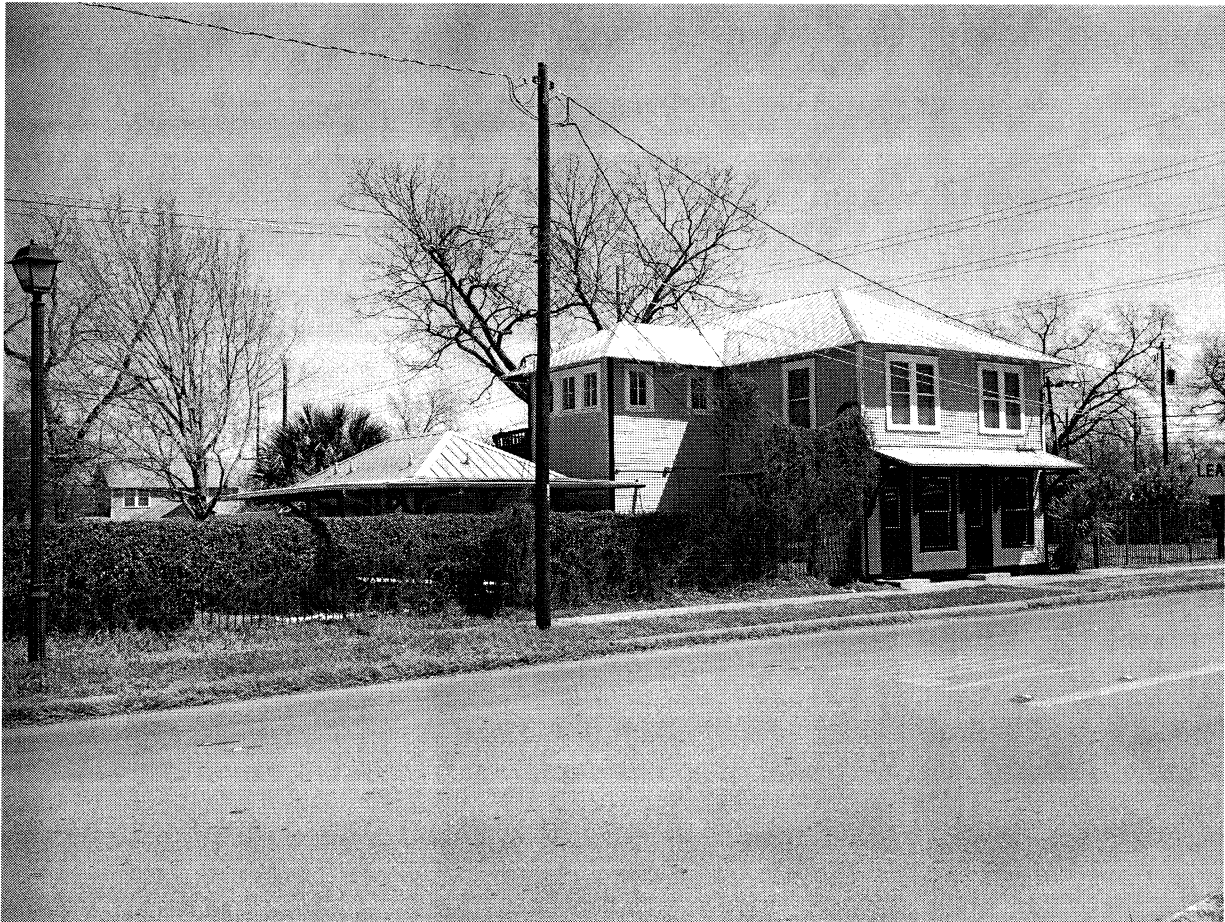
Parking Spaces Provided (Standard)	8	
Parking Spaces Handicap	1	(Van Accessible)

EXISTING BUILDING IS CURRENTLY BEING SERVED BY CITY OF AUSTIN WATER AND WASTEWATER UTILITIES. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY ONSITE SITE FIELD INSPECTION. CONTRACTOR SHALL AND CONFIRM LOCATION OF ON-SITE UTILITIES PRIOR TO PROPOSED CONSTRUCTION ACTIVITY.

In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Mesa Drive, Jollyville Rd., and Loop 360, the minimum off-street parking requirement is 80 percent of that prescribed by Chap. 25-6, Appendix A. The total spaces above do not reflect the 20% reduction since adequate parking is provided.



Weather Up, 1808 E Cesar Chavez, SPC-2013-0405A
Top: View from Cesar Chavez. Bottom: View from Chicon.



January 19, 2010

Re: Cocktail Lounge Policy in the East Cesar Chavez Neighborhood

To Austin City Council, Planning and Zoning, and all concerned:

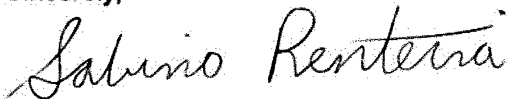
Numerous requests for new "cocktail lounge" conditional use permits within the East Cesar Chavez Neighborhood have given us, the East Cesar Chavez Neighborhood Planning Team, occasion to discuss this issue during the past several monthly Team meetings. We would like to take this opportunity to clarify our position regarding new cocktail lounges.

While we support existing CS-1 zoning and new businesses in existing CS-1 zoning, we are opposed to conditional use permits that create new cocktail lounges, for the following reasons:

- The ECC Neighborhood Plan envisions a mix of "businesses which serve neighborhood residents and residents that support local businesses". We do not want to become a drinking destination for the city.
- Many existing businesses in the ECC Neighborhood serve the neighborhood's and city's demand for cocktail lounges. We do not support making exceptions to existing zoning in order to create additional cocktail lounges.
- The ECC Neighborhood Plan and the Plaza Saltillo TOD Station Area Plan both envision, and the Team supports, dense mixed use including residential, commercial and civic elements. Cocktail lounges in addition to the existing CS-1 businesses are counter to this desired mix.
- We have found no support in "The East Cesar Chavez Neighborhood Plan" (1999) nor in the Regulating Plan for the Plaza Saltillo TOD for an increase in cocktail lounges. We work to maintain the vision that our neighborhood and the City created together and adopted as our Neighborhood Plan.

Thank you for the opportunity for us to clarify our opposition to conditional use permits for new cocktail lounges. We look forward to hearing from you with any questions or concerns.

Sincerely,



Sabino Renteria

Chair
East Cesar Chavez Neighborhood Planning Team

1511 Haskell St.

Jackson, Brad

From: Lori C-Renteria <lorirenteria@grandecom.net>
Sent: Friday, January 10, 2014 3:32 PM
To: Ramos, Rosemary; Jackson, Brad
Cc: Guernsey, Greg; holly-neighborhood-coalition@googlegroups.com; 'Al Moser'; 'Amy Thompson'; Autumn Deuel; 'Cesar Sylva'; 'Chris Kanipe'; 'Cristina Valdes'; Edie Cassell; 'farah rivera'; Jayme Mathias; 'Jeff Thompson'; 'Jo Staton'; 'Julio Perez'; 'Kathy Setzer'; 'Ken Johnson'; Kris Potrafka; 'Lori'; 'Molly O'Halloran'; 'Patience Worrel'; 'Pilar Sanchez'; 'Ricardo Zavala'; 'richard roberts'; 'Sabino Renteria'; 'Susan Benz, AIA'
Subject: UEAC's Opposition to Weather Up case #SPC-2013-0405A
Attachments: ECCNPT cocktail lounge policy.pdf
Importance: High

Dear case managers:

We are officers representing the members of the United East Austin Coalition (UEAC) and we want to be involved as an interested party in opposition of WeatherUp getting any kind of alcohol permits, late night hours permits, or parking variances. We don't oppose restaurants serving alcohol but do not support new CS-1 uses in the East Cesar Chavez or Holly Neighborhood Planning Areas. The WeatherUp location is too close to single family homes and the driveway to the business on Chicon Street is very awkward to navigate into/out-of even without being intoxicated at 2 am.

Our group has been continually involved in land use and zoning issues through the East Cesar Chavez Neighborhood Planning Team in which our United East Austin Coalition members helped co-found way back in 1999. Our chair, Sabino Renteria, is also current vice-chair and past chairman of the East Cesar Chavez Team. We are part of the East Cesar Chavez Neighborhood Planning Team which has adopted a standing policy regarding new cocktail lounges that our Coalition fully supports. I've attached that policy in hopes that you will add it to the case file along with our opposition. I also copy below an email from the current treasurer and Resident Sector 8 rep for the ECC Team, Ms. Susan Benz, who is our resident expert on special events, bars, and outdoor music venues. Her note below raises additional concerns about the proper permits being in place despite the fact that the business has been operating mainly as a cocktail lounge for at least a year.

The owners have never reached out to our group or met with the ECC Team, both of which are duly registered on the City Registry and on the City's Neighborhood Planning website. Please help our neighborhood maintain mixed uses that enhance the quality of life for native Austinites. More uses that are late night and rely on alcohol sales doesn't add to quality of life for the many families adjacent to and nearby this very congested intersection. A traffic study is in order should your department be inclined to increase parking or number of tables allowed at this establishment. We fear that granting this conditional use permit for these owners would not prevent future owners from turning the use into strictly a cocktail bar. We are already suffering from an abundance of bars on E. 6th Street due to an oversight by our Planning Team when the city planners prepared and pushed through our FLUM back in 2000 when every single lot on E. 6th was changed to CS-1/MU. That was not our intention because our assigned planners, Gina Copic and Andy Alarcon, told us we had more than enough CS-1 zoning on E. 6th and E. Cesar Chavez Streets. Our intention was to put MU on all E. 6th Street lots and leave the lots with existing CS-1 as is. Ya basta! Enough bars already.

Sincerely,

United East Austin Coalition
1511 Haskell Street, 78702
512-478-6770

Sabino Pio Renteria, chair
Lori C-Renteria, secretary

From: Susan Benz [<mailto:benz@benzresourcegroup.com>]

Sent: Friday, January 10, 2014 2:09 PM

To: Edie Cassell; Dani Little (CE CEN); Lori Renteria; Pilar Sanchez; Rev. Jayme Mathias; Alex Sylva; Ken Johnson; Kris Potrafka; Jeff Thompson; Richard Roberts; kathy setzer; Germaine Keller; Lisa McTiernan; Amy Thompson; Molly O'Halloran; Sabino Renteria; Cristina Valdes; Farah Rivera; Ricardo Zavala; Patience Worrel; Chris Kanipe; Susan Benz; Jo Staton; Kathy McWhorter; Matthew Lutz; SolAna Renteria; Cesar Aguilar; Al Moser

Subject: more info re Weather Up

I called TABC and asked about the mixed beverage permit and restaurants.

The mixed beverage permit applies whether or not they sell food. If they sell food, they also have to either obtain a food and beverage permit (hold both permits) OR post a bond. If they don't have food or a small amount of food then they must display the 51% sign that states that weapons are not allowed.

Weather Up has posted their mixed beverage permit. I did not see a food and beverage permit but it could be there (it's rather dark) but they definitely are not posting the 51% sign.

By the way, I did leave my card with the waitress and encouraged her to let the owners know I had been by and would be happy to speak with them.

Susan

Susan Benz

Benz Resource Group

1101 E 6th St, #B

Austin, TX 78702

512-220-9542

benz@benzresourcegroup.com

Jackson, Brad

From: GNDC <gndc@sbcglobal.net>
Sent: Thursday, January 09, 2014 6:04 PM
To: Jackson, Brad; Ramos, Rosemary
Cc: Lori C-Renteria; Sabino Renteria
Subject: Weather Up case #SPC-2013-0405A
Attachments: GNDC_Weather_Up_late_hours_Objection0001.pdf

Dear Mr. Jackson & Ms. Ramos:

I have attached an objection on behalf of the Guadalupe Neighborhood Development Corporation, which owns a duplex at 110 Chicon Street. I believe that the residents of the duplex will be negatively impacted if a late hours permit and a variance to parking requirements is granted for Weather Up at 1808 East Cesar Chavez Street. Our tenants at 110 Chicon live approximately 125 feet from the parking lot of 1808 E. Cesar Chavez Street. If the late hours permit and variance are granted, it can be absolutely guaranteed that some people, on various occasions, leaving Weather Up in the early morning (12AM to 2AM is early morning, not late night) will, because they have been drinking, have loud conversations, boisterous exchanges, occasional arguments, and the occasional fight. Sometimes these will be in the parking lot or elsewhere on the premises of Weather Up and sometimes these will be near or even on the adjacent residential properties. There also can be absolutely no doubt that there will be patrons who decide they best empty their bladder after leaving Weather Up and or perhaps vomit up those last drinks and snack food. That too will sometimes be on the Weather Up property and, at other times, on the residential property nearby.

I do not say this because I think Weather Up will be a bad business or because I think it will do things that are worse than other establishments that serve alcohol into the early morning hours. On the contrary, I have every reason to believe Weather Up will be run just like those other businesses serving alcohol into the early morning hours. Simply put, "It's the nature of the beast." I drink alcohol and, in my younger days, closed down many an establishment here in Austin. I also have lived for 28 years around the corner from a bar that has a late hours permit. It is no mystery to me that people who are out drinking until 2:00 AM are doing so to "have a good time". That is fine, as long as they don't drive and as long as their good time ***does not harm the health and well-being of others.***

The very reason a late hours permit and parking variance should not be granted at 1808 E. Cesar Chavez is because it is too close to single-family homes to be able to avoid harming the peace, safety, and well-being of the nearby community. That is not a debatable matter. It is a fact of life that sooner or later and from time to time, patrons leaving Weather Up between 12:00AM and 2:30AM will be a disruptive element to the lives of nearby residents. Anyone who denies that is crazy, ignorant, naive or a liar.

Please share my sentiments with the Planning Commission and, if it is in your purview, recommend that they do not grant the late hours permit or the parking variance for Weather Up.

Mark C. Rogers, Executive Director
Guadalupe Neighborhood Development Corporation
p 512-479-6275 x3
guadalupendc.org

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Planning Commission, Jan 21, 2014

Mark C. Rogers
Your Name (please print)

☐ I am in favor
☒ I object

110 A & B Chicon Street

Your address(es) affected by this application

Mme. Roger Executive Director
Signature

1/9/2014
Date

Daytime Telephone: 512 479 6215

Comments: 1808 E. C. Chavez is too close to single family homes to serve alcohol after midnight. The parking lot (not legally in place yet) will have people talking loudly, the occasional argument and the occasional fight because that is the common result of people drinking into early morning hours. The residents living nearby should not have to be subjected to that, and that is why late hours alcohol sales with parking within 200' is considered incompatible. Do Not GRANT THE VARIANCE PLEASE! Thank you

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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and:

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Case Number: ~~SP-2019-0210D~~ Weather-up
Contact: Brad Jackson, 512-974-3410 SPC 20130405A
Rosemary Ramos, 512-974-2784
Public Hearing: ~~Zoning and Planning Commission Jan 21, 2021~~

Jennifer Kaseman

Your Name (please print)

1903 E. 2nd St.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-627-2596

Date

1-10-13

Comments: This Bar is located next

to a neighborhood. Having

patrons of the bar making

around, peeing on my lawn,

throwing beer bottles in my

lawn talking loudly as they

stumble to their cars is a

very something activities living in

this neighborhood shouldnt have

to put up with and certainly not

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

J.M.

Ch 1 DID live here bt

this property became a

Bar!

Jackson, Brad

From: Christine Vasquez <totalbodyharmony@gmail.com>
Sent: Sunday, January 12, 2014 8:58 PM
To: Ramos, Rosemary; Jackson, Brad
Subject: Weather Up project

Ms Ramos, Mr Jackson

I, Christine Vasquez resident of 1808 E 2nd st @ Chicon would like to object the planning efforts of Weather Up obtaining permits for the sales of alcohol after 12am.

We repeatedly have parking issues amongst others with the businesses at this location

Best regards,

CHRISTINE
512 698 004



MEMORANDUM

TO: Planning Commission Members

FROM: Brad Jackson, Land Use Review
Planning and Development Review Department

DATE: January 14, 2014

SUBJECT: SPC-2013-0405A, Weather Up
Item #C-21, 1-14-2014 PC Agenda

The neighborhood has requested a postponement of this case from the Planning Commission meeting on January 14, 2014. They would like a postponement to the Planning Commission meeting on February 11, 2014. The applicant is not in agreement with the postponement request.

City of Austin staff is in agreement with this postponement request.

Please contact me at (512) 974-3410 if you require any additional information.

Jackson, Brad

From: today <razagavino1@grandecom.net>
Sent: Tuesday, January 14, 2014 1:06 PM
To: Jackson, Brad; Ramos, Rosemary
Subject: postpone case spc-m 2013-0405A request

Dear Chair,

I would like to officially request a postponement of case number spc-2013-0405A

to give our neighborhood association East Town lake Citizens neighborhood an

opportunity to meet with the operator of said business. I am also joined in

this request by Gavino Fernandez, jr., former chair and member of the holly

neighborhood planning area and Frances Martinez, President barrio unido neighborhood Association

Thanks

Marcos De Leon, President East Town Lake Citizens neighborhood association

Gavino Fernandez, jr. - Former Chair Holly neighborhood Plan

Frances Martinez, President barrio unido neighborhood Association